

Next Meeting – August 15, 2006 – 2:00 PM
Appoquinimink State Service Center
Middletown, Delaware

**GOVERNOR'S COMMISSION ON COMMUNITY BASED ALTERNATIVES
FOR INDIVIDUALS WITH DISABILITIES
HOUSING SUBCOMMITTEE MEETING
JULY 11, 2006 – 2:00 PM
APPOQUINIMINK STATE SERVICE CENTER
MIDDLETOWN, DELAWARE**

PRESENT: Daniese McMullin-Powell, Co-Chair; Sandy Tuttle, Co-Chair; Javier Arce, DSHA; Marguerite Ashley, NCCo; Carol Barnett, DSAAPD; James Baynard, DDDS; Merton Briggs, NAMI-DE; Kate Cowperthwait, NMSS; Vivian Davis, The Arc; Lorraine DeMeurisse, Deutsche Bank Trust Co; Ron Engard, GACEC; Hector Gomez, DOL/DVR; Brian Hartman, SCPD, DLP; Tina Riley, Delaware Housing Coalition; Cara Robinson, Homeless Planning Council of DE; Pat Weygandt, DDDS; Kyle Hodges, Staff and Linda Bates, Staff

ABSENT: Ronya Anna, DSAMH/DHSS; Nate Beasley, IRI; Regina Byers, SCPD; Pete DeKuncheck, Chimes; Doyle Dobbins, DelArf; Micki Edelson, Homes for Life; Karen Horton, DSHA; Lottie Lee, DMS-DHSS; Yolanda Jenkins, DSCYF; Miranda Marquez, DOL/DVR; Bill McCool, UCP; Kirsten Olson, Connections; Victor Orija, DASSPD; Dick Patterson, NAMI-DE; Elizabeth Schantz, Consumer; Paula Voshell, DSHA

CALL TO ORDER: The meeting was called to order at 2:05 PM.

ADDITIONS TO THE AGENDA

Daniese added a letter from DSHA and participation on a RFP.

APPROVAL OF MINUTES

Motion was made, seconded and approved to accept the June 13, 2006 meeting minutes as submitted.

BUSINESS

- Sandy Tuttle said that one of our big committee pushes is to get representation from all the key stakeholders in the subject of housing for people with disabilities. We need this to develop a good strategic plan. If you cannot attend, please send a representative that can be involved in the discussion. We need to have an effective plan to go to the Commission to really affect the housing industry.
- Sandy said that one of our tasks that we have been charged to do as a sub-committee of the Commission on Community-Based Alternatives for Individuals

with Disabilities is to revisit the original goals and objectives that we had identified. The Commission will be the entity to move our agenda forward.

- Kyle, Daniese and Sandy met after the last meeting to determine what would be the best way to review all the work that has been done previously. We need to decide if there any new variables that need to be considered; and given those, what do we want to set going forward? Sandy said that our timeline to have our work done has not been sufficiently defined. Kyle stated the Commission wants to launch the plan in July of 2007. Sandy said that she will follow-up with the state agencies, housing authorities and any other stake holders that are not here and not represented. Kyle stated that Daniese and Sandy also made this point at the full Commission meeting in late June.

Reaffirm Vision

- Sandy gave a report on the June Commission meeting. Kyle said that we did make a very strong pitch for all state agency directors to send people to participate on this sub-committee. Kyle said that there is as assessment committee within the Commission that paid \$50,000 to a consultant that gave a presentation on assessment. The initial goal was to develop a universal assessment tool. However, the consultant determined that the best approach is to coordinate all the ones that are out there so we can move forward. When the consultant's report is finished, some of the assessment committee's goals and objectives will be filtered out to other sub-committees. Sandy said that she asked the consultant if, at the end of the day, you are going to be able to tell us how many people with disabilities need housing. The consultant replied that this needs to be determined. Sandy said that we need to be able to get the demand side and that the assessment process should do that.
- It was asked how we are defining the need for housing? Javier replied that we want to quantify the need for everyone that needs housing, but, we need to put the need in different categories. And, we need to determine how much is provided for each category. Javier also stated that the problem in the past was since there was not a good assessment of the demand, there was never a good effort to supply the need. If we have a good definition of the need, then something can be done to supply the need.
- Daniese said that we need to provide all these hard numbers from all the agencies/organizations for the DSHA.
- Kyle said to provide the numbers to Javier, please get his e-mail address, etc. at the end of the meeting.
- Daniese said that they are advocating for every agency/organization to have, as part of their intake process, the question—do you need housing; and if so, what type of housing. Also, if the agency/organizations do not provide housing, then they still need to collect housing information.
- Sandy said the question is “how do we define need”? And, the target population is any person with any type of disability who does not have access to housing. This, at a minimum, needs to be provided in the intake process.

- Carol asked how we know that other agencies' numbers are not duplicates from client overlap. Javier replied that they ask income levels so that may eliminate some duplication. This is not going to be perfect; but, it is better than what we have now. Kyle replied that as we go through our goals and objectives, this could be a goal - create some kind of system which minimizes overlap between various groups and/or divisions.
- Sandy gave an overview of the key elements or processes that this committee has come through:
 - Our vision would be our overriding goal. What do we want housing to look like five or ten years from now?
 - What is the purpose of this sub-committee of the Commission? To identify the strategic path forward to address the housing need of people with disabilities. We need to keep this as our focus.
 - Then, relative to that goal of the vision statement, where are we today? What our next steps to start to move towards that strategic goal?
 - Three priorities were previously developed with some steps to get there.
 - Another step that we never got to was measuring our performances as a team and what would be the performance measures for the success of moving the housing agenda forward strategically-we will need to address.
- Sandy asked the committee to look at the "vision" statement: "Every person in the State of Delaware with a disability has the opportunity to live in safe, affordable housing that is accessible and integrated in the community with appropriate support services." Across all disability groups, this is the statement that we felt was where we want to get to. The disability definition is broad. Kyle said that they agreed to use the ADA definition. Kyle also said that it is something to the effect that it limits one or major life activities or you are regarded as having such an impairment. Kyle will bring the ADA definition to the next meeting.

Reaffirm and Refine Past Goals/Objectives for the Development of the 5 Year Strategic Plan—Develop Work Teams if Appropriate

- Hand-outs on the Commission Housing Committee—Goals and Objectives and the NCIL Housing Subcommittee 2006 Position Paper were provided.
- Some of the overriding things that we concluded in the past when we said what is our current state relative to this vision are as follows:
 - The system is very fragmented;
 - There is no one point in the state for coordination for people with disabilities;
 - There is a tremendous lack of information on the demand side;
 - There is an insufficient level of support services to take care of people who become disabled and live in the community versus having to go into a nursing facility, and
 - There is a lack of access to existing housing information for people with disabilities.
- Sandy noted that there were three original overriding goals—

1. Assure that there are a sufficient number of safe, affordable, integrated and accessible rental opportunities for individuals with disabilities.
 2. Secure funding that allows for a broad range of in-home residential services and support options which promote choice, independence, freedom to take risks and cost effectiveness.
 3. Increase safe, integrated, affordable and accessible homeownership opportunities.
- It was determined that the committee needs to determine if the aforementioned goals are still apt. We need to examine our past “wish list” goals and see if they need to be incorporated into the revised 5 year plan.
 - Sandy asked is we should break into work groups to address the overriding objectives: rental, support services and home ownership.
 - Javier said that you have to quantify the need for each income bracket. The Housing Authority gives tax credits on a point system known as QAPs. There are targeted from 40-60% of income. If we find that a great number of disabled people in that income bracket need housing, we can change the QAP to give a better chance of that type of apartment being built. That type of policy can change once we see the need.
 - Sandy said that if we cannot get the fiscal information that we need, the Commission will get that information.
 - Kyle stated that we will not have any numbers until the needs assessment, at a minimum, is completed.
 - Sandy noted that one of our accomplishments is the movement forward with the DSHA.
 - Carol asked if there is some way to ask government agencies to collect data about housing needs and feed it to some central source. Kyle suggested, as noted before, having this as another overriding goal.
 - Sandy suggested making a strong recommendation to have DSHA’s role and responsibility expanded. Therefore, another overriding goal is to have one point of coordination and responsibility for housing. Lorraine commented that this will require legislation. Sandy commentated that she has heard that a possibility could be to form a Department of Disability since there is no one place for the needs and services of persons with disabilities. DSHAs role could be taking the existing fragments of the disability business and putting it into one shop
 - Daniese stated a goal may be the following: “All state agencies connected with people with disabilities include in their intake process information on the housing needs of all individuals with disabilities and make that information available to the one proper coordinating agency.”
 - Sandy said that we also need to define or identify support services that persons will need to have put into place in order to live in the community.
 - Carol asked what is the process to get any new housing units. Vivian stated that, The Arc in partnership with DDDS, meets bi-monthly to talk about what needs there are during the fiscal year. The money sources are HUD, DE Community Investments or DSHA. State funds are used for services for people with disabilities.

- Sandy suggested that we add one or two goals/objectives. And, from what Sandy has heard, all prefer to take one goal at a time and work as a group.
- Sandy suggested that Kyle, Daniese, and she take the Goals and Objectives and condense them down for the next committee meeting in August. Kyle said that if anybody has any comments regarding this, please e-mail Kyle.

Needs Assessment Update

- Javier noted that last month they got information from DDDS. Lottie, Carol and Javier had a meeting with the Lupus Foundation, a particular nursing home and UCP. Javier said that they will have two or three more meetings to develop a sample group to make intelligent estimates for the survey. For mental disabilities, Renata Henry should be contacted. Sandy and Kyle will follow-up with Renata. In the Community Services building in Wilmington, Carol got a list of tenants and there are 10-15 agencies that represent people with disabilities so we are going to try and meet with all of them.
- Javier noted that the DSHA will be holding a stake holders meeting on July 25th. A RFP will be sent to all for comments to be brought to the meeting. The purpose is to get all the comments on the RFP for the needs assessment. After that, the RFP will be sent out. Daniese will be participating. Javier will be sending an electronic copy to Kyle to distribute to this Committee. Kyle asked if this will help to come up with good numbers. Javier replied that they will have a good estimate contingent on receiving good data.

Delaware Interagency Council on the Homeless Update

The 10-year plan that Cara presented at the last meeting has been finalized. Cara will e-mail this report to Kyle to distribute to the Committee. The ranking is broken into five broad categories, by priority, as follows:

- New Housing Needed (highest)
- Discharge and Transition Planning
- Removing Barriers to Housing
- Enhancement of Supportive Services Needed
- Data Collection and Technology Enhancements

Kyle said that we may want to form a small sub-group, including Cara, to see where the above categories fit or if there should be another overriding goal.

Cara said that she can supplement data on people that are homeless with disabilities. Cara will pass along updated data to Javier.

Update on New Castle County Ordinance on Accessory Dwelling Units

Marguerite gave us an update on this topic.

- Marguerite said that since our last meeting, they met with natural advocates for accessible housing (e.g. DE Housing Coalition, Family and Workplace Connection and Engleside Homes). Now, they are working to get official support from DE AARP. July 25th is the current timeline to be introduced to County/Council. The first public meeting will be the first week of September to the New Castle County Planning board. October will be the vote. Marguerite will forward information to Kyle so the SCPD Executive Committee may approve. Kyle said if there is an ordinance that goes along with it, please send that to him, so another SCPD committee (Policy and Law) can address that this summer.

Other Business

- Vivian Davis announced that she will be leaving her position to attend graduate school. Hopefully, at the next Housing meeting, Vivian and her replacement will be attending together to smooth the transition. The Arc is very dedicated to this sub-committee and they feel very strong about continuing what we have started so there will not be any gap. Congratulations and the best of luck to Vivian who will be missed very much.

The next meeting will be held on August 15, 2006 from 2-4 pm at the Appoquinimink State Service Center in Middletown.

ADJOURNMENT

The meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Kyle Hodges
SCPD Administrator

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